Headquarters, Department of the Army



Newport Chemical Depot, IN

Conveyance Progress Report as of 1 April 2015



Office of the Assistant Chief of Staff for Installation Management (ACSIM)

Operations Directorate - Base Realignment and Closure (ODB)



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BRAC 2005 Recommendation

The 2005 Base Closure and Realignment Commission recommended the closure of Newport Chemical Depot, Indiana (NECD) upon completion of the chemical demiliterization mission.

<u>History</u>

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Newport Chemical Depot was initially established in 1941 as the Wabash River Ordnance Works. The installation, during its 60+ year history, was used for the production of heavy water, RDX, Nerve Agent VX, and TNT until the early 1970's at which time the depot became a static storage area for the last batch of VX which could not be shipped due to a moratorium passed by President Nixon in 1968. Neutralization of the final batch of VX began in May 2005 and was completed on 8 August 2008. The installation was a Government Owned Contractor Operated facility and the operating contractors included DuPont, FMC, Uniroyal, and Mason and Hanger Corporation. Newport Chemical Depot was closed on 18 July 2010 and a caretaker contract was awarded to the Local Reuse Authority (LRA) to maintain minimal operations until the property is transferred.

Current Status

To date, 7,135 acres of the total 7,241 acres have been transferred to the Newport Chemical Depot Reuse Authority (NeCDRA). Another 101 acres was transferred to the U.S. Coast Guard. The final five acres was the location of a former steam production facility that was demolished in 2011 and required remediation and additional sampling prior to transfer of the property.

Property Description

Newport Chemical Depot is located approximately 25 miles north of Terre Haute, IN, four miles south of Newport, IN and eight miles east of the Illinois state line. There was a total of 717,878 SF of facility space located on the depot all of which was either transferred or demolished. The buildings used during the VX neutralization process were demolished following completion of the mission due to possible contamination.

Caretaking Status

No Federal employees remain on NECD. The BRAC Environmental Coordinator, who is located at Savanna Army Depot, oversees remediation of the remaining five acres to be transferred.

Newport Chemical Depot Environmental Clean-up

Remediation for contaminants of concern at NECD has been conducted under the Resource Conservation and Recovery Act (RCRA). All of the traditional contamination sites have been addressed, e.g. petroleum, volatile chemicals, underground and above ground storage tanks, toxic chemicals, hazardous waste, to include explosives TNT and RDX.

The Army has entered into a Voluntary Corrective Action Agreement with Indiana Department of Environmental Management (IDEM) to address long term groundwater monitoring requirements and NECD's RCRA permit was allowed to expire without being renewed.

The remaining remedial requirement is to remove polychlorinated biphenyls (PCB) contaminated soil from around a former steam production facility. IDEM did not have authorization to administer the Toxic Substances Control Act (TSCA), so remediation of this site was completed in FY2014 under USEPA Region 5 under PCB self-implementing regulations.



Former electrical power house (Bldg 401A)



VX ton containers



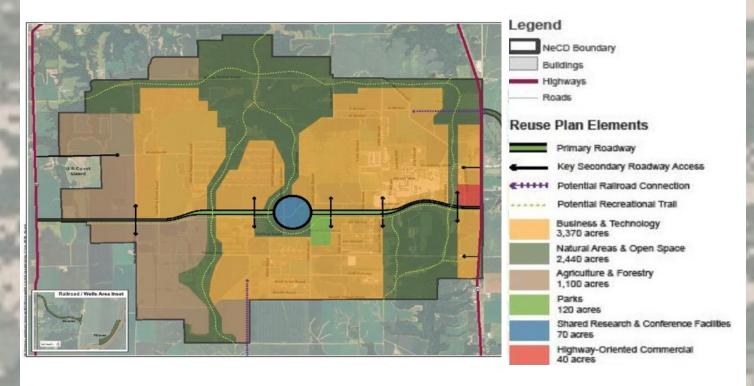
Two workers in demilitarization protective ensemble (DPE) perform maintenance work in an area of the Newport Chemical Agent Disposal Facility

Newport Chemical Depot Reuse Plan

The Newport Chemical Depot reuse plan was approved by the United States Department of Housing and Urban Development (HUD) on 7 April 2010.

The reuse plan provides a framework for the future development of the property based on decisions made by the stakeholders and local community needs. The Newport Chemical Depot Reuse Authority (NeCDRA) held several open forum community meetings where various property reuse proposals were presented to all community members who chose to attend. Numerous subject matter experts were available at each meeting to answer questions presented by attendees and public surveys were conducted prior to a preferred plan selection.

One of the primary challenges in the planned redevelopment process was due to the protected habitat of the Indiana bat which is listed as an endangered species. Numerous meetings and teleconferences were held with the United States Department of Fish and Wildlife to develop a bat protection zone and other restrictions necessary to ensure the Indiana bat continues to thrive in the wooded areas remaining on the installation.



Current Ongoing Actions: Currently the NeCDRA is working with various marketing companies in an effort to promote the redevelopment of the property. One business, Newport Pallet Company, has already established residence in one building located in the FOST 1 area. Two additional companies have relocated to the former depot property, and Clean Coal Technologies Corporation, has completed a feasibility study and continues to show interest in future development at the facility.

Newport Chemical Depot, Programmatic Agreement, Section 106

The Army contacted 16 Native American tribes who were identified as having an interest in NECD closure and conducted Government-to-Government coordination with the tribes in accordance with Section 106 of the National Historic Preservation Act.

Newport Chemical Depot, National Environmental Policy Act (NEPA)

The Army completed the review process in accordance with the National Environmental Policy Act (NEPA) and developed an Environmental Assessment. Public involvement was solicited for review of the effects of the BRAC disposal on historic properties and for consideration and development of historic property reuse alternatives including adaptive reuse.

Cultural resource surveys at NECD resulted in recommendations potential eligibility for 29 archeological sites, including one cemetery. No structures were considered potentially eligible for inclusion. The Army will ensure that the archeological sites are protected, requiring additional surveys if the land is to be disturbed. The Army, the Indiana State Historic Preservation office (SHPO) and U.S. Advisory Council on Historic Preservation (ACHP) concurred on this and a memorandum of agreement was signed on November 22, 2010.

The Army also consulted with the U.S. Fish and Wildlife Service (USFWS) on methods to protect the Federally endangered Indiana bat. In order to lessen the impact on the bat, the Army, USFWS, and NeCDRA worked together, harmoniously, on the establishment of an Indiana bat protective zone of forested areas which include restrictions on tree cutting. The restrictions are incorporated into the deed.

The Army, NeCDRA, and Indiana Department of Natural Resources also worked to establish 1,650 acres of conservation area, including more than 500 acres that may be used for prairie grass restoration.

Environmental Services Cooperative Agreement

The Army and NeCDRA established an Environmental Service Cooperative Agreement (ESCA) where the NeCDRA can conduct remaining environmental requirements, including groundwater monitoring, clay cap inspections, and environmental restrictive covenant establishment and enforcement in October 2012.



Newport Chemical Depot Property Conveyance Plan

When Newport Chemical Depot closed on 18 July 2010, it consisted of 7,241 acres of land and 717,878 SF of building space.

On 4 October 2006, 101 acres were transferred to the U.S. Coast Guard (USCG) via a Fed-to-Fed transfer

EDC Phase 1: On 27 September 2011, 6.652 acres (FOST 1) were transferred to NeCDRA. The transferred property consisted of environmentally clean areas without any need for remediation. Currently approximately 4,000 acres of the conveyed property is being used as agricultural leases, primarily for row crops, to assist the NeCDRA in offsetting the operating costs of the property.

EDC Phase 2: On 14 September 2012, 483 acres (FOST 2) were transferred to the NeCDRA. The FOST 2 areas consisted of sites which required additional environmental investigation or remediation.

EDC Phase 3: Phase 3 consists of an approximately five acres parcel that contains the site of a former steam production facility. During demolition of the facility, polychlorinated biphenyl soil contamination was detected in and around the building footprint. The PCB remediation was completed in the summer of 2014. All environmental soil and groundwater remediation activities on NECD property have been completed or are in place and operating successfully. Final property transfer is projected for April 2015.

Property Conveyed (7,236 of 7,241 total acres) and Projected:

Parcel Name	Parcel Acres	Disposal Date	Parcel Recipient	Conveyance Authority
NECD1	101.2	4 Oct 06	USCG	Fed-to-Fed
FOST 1	6,651.5	27 Sep 11	LRA	EDC
FOST 2	483.1	14 Sep 12	LRA	EDC
FOST 3	4.9	3rd Qtr FY15	LRA	EDC

As of 1 April 2015



Ammunition bunkers



Newport Chemical Depot Headquarters

Key Milestones Achieved

- The Newport Chemical Depot Reuse Plan was approved on 7 April 2010 by the United States Department of Housing and Urban Development (HUD).
- On 4 October 2006, 101 acres were transferred to the U.S. Coast Guard (USCG) via a Fed-to-Fed transfer
- The NeCDRA EDC was approved for a less than fair market value property conveyance.
- On 27 September 2011, only 15 months following depot closure, 6,652 acres (FOST 1 property) were transferred via EDC to the LRA.
- On 14 September 2012, 483 acres (FOST 2) were transferred via EDC to the LRA leaving only five acres to be transferred.

Newport Chemical Depot Property Conveyance Plan

